



1081334 - R8 SDMS

**UNITED STATES ENVIRONMENTAL PROTECTION AGENCY
REGION 8**

999 18TH STREET- SUITE 300

DENVER, CO 80202-2466

Phone 800-227-8917

<http://www.epa.gov/region08>

Ref: 8OC

November 10, 2004

Jim Griebat
11941 W. 48th Ave.
Suite 100
Wheatridge, CO 80033

Dear Mr. Griebat,

Enclosed please find our Superfund Property Values fact sheet as well as two recent fact sheets having to do specifically with the Vasquez Boulevard & Interstate 70 (VB/I-70) Superfund Site in northeast Denver. I hope you find this helpful. Thank you very much for taking time to learn more about the VB/I-70 site. If you have any further questions, please feel free to contact me.

Sincerely,

A handwritten signature in cursive script, appearing to read "Jennifer Chergo".

Jennifer Chergo
Community Involvement Coordinator
U.S. Environmental Protection Agency, Region 8
999 18th Street, Ste. 300
Denver, CO 80202
(303) 312-6601
(303) 312-6961 fax
chergo.jennifer@epa.gov



Superfund Today

FOCUS ON PROPERTY ISSUES

How Can a Superfund Site Affect My Property? *Answers to Frequently Asked Questions*

If you are like most people faced with the possibility or certainty of a hazardous waste site in your community, you probably have many questions about what is happening and how you will be affected. Concerns about your property may be an issue. How will my property values be affected? Who pays for cleanup? Who can help me? This fact sheet answers many of these questions; however, the information applies only to sites under the U.S. Environmental Protection Agency's (EPA) Superfund program.

What Is Superfund?

EPA's mission is to protect human health and to safeguard the natural environment. In support of this mission, the Superfund program responds to threats posed by uncontrolled releases of hazardous substances into the air, water, and soil. Releases that pose immediate threats are responded to first. EPA then determines if there is a need for long-term cleanup of hazardous wastes. Sites that require a long-term cleanup are added to Superfund's National Priorities List (NPL). When a site is on the NPL, it undergoes a comprehensive evaluation to determine the nature and extent of contamination, an estimation of current and future risks, an analysis of cleanup alternatives, and the design and construction of the selected cleanup plan. EPA ensures that sites are cleaned up to a level that protects people who live, work, or play on or around the site, including community members who may be at greater risk, like the elderly and children.

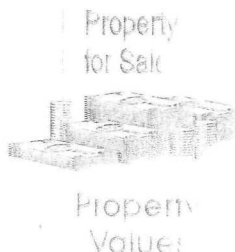
While the Superfund program focuses on protecting a community's health and surroundings, EPA understands that cleanup activities may directly affect individual properties. Within the limits of the Superfund law, EPA works with the affected community to find a cleanup solution that is safe, effective, and minimally disruptive. EPA recognizes the importance of working closely with affected residents to provide accurate information about the site and respond to your concerns. EPA is always willing to answer any of your questions and invites your feedback.

The following pages provide the answers to questions most commonly asked about the effects of hazardous waste sites on people's property.

The questions are divided into four areas: property owner rights; property values; buying and selling property; and liability. The answers will help you understand how EPA can assist you and direct you to other resources that are available to help you. By understanding Superfund's responsibility for hazardous waste sites in your area, you can take an active role in protecting the health of your community and the value of your property.

In This Issue...

Property Owner Rights	2
Property Values	3
Buying & Selling Property	4
Liability	5





Region 8
999 18th St., Ste. 300
Denver, CO 80202

Colorado, South Dakota,
North Dakota, Wyoming,
Montana, Utah

EPA Announces the Final Cleanup Decision for Residential Soils in the VB/I-70 Superfund Site

Denver, Colorado

October 2003

The Record of Decision
and other VB/I-70
information can be found
at these locations:

Cross Community
Coalition, 2332 East 46th
Street

Valdez-Perry Library
4690 Vine Street

Ford Warren Library
2835 High Street

EPA Records Center
999 18th Street, 3rd Fl.

or, visit the Web site at:
<http://www.epa.gov/region08/superfund/sites/co/vbi70.html>

or contact:
Victor Ketellapper, EPA
Project Manager
(303) 312-6578;

Jennifer Chergo, EPA
Community Involvement
(303) 312-6601; or

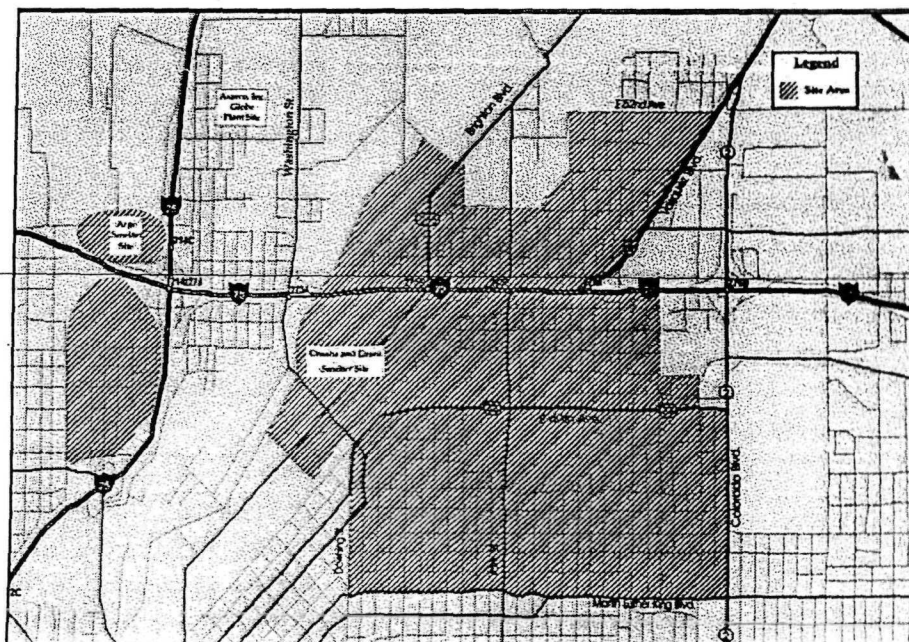
Patricia Courtney, EPA
Community Involvement
(303) 312-6631

para Espanol, llame
(303) 312-6384

Introduction

The United States Environmental Protection Agency (EPA) is proud to announce the final cleanup decision for the residential soils portion of the Vasquez Boulevard/Interstate 70 (VB/I-70) Superfund Site in northeast Denver. EPA has been working for more than four years with community representatives and local, state, and federal governmental agencies to investigate elevated levels of lead and arsenic in the soils of yards in the area.

On September 25, 2003, EPA and the Colorado Department of Public Health and Environment (CDPHE) signed a Record of Decision (ROD). The Record of Decision is the formal document that describes the cleanup plan. This fact sheet discusses the details of the Record of Decision and answers many frequently asked questions about the cleanup.



VB/I-70 Superfund Site



Region 8
999 18th Street, Ste. 300
Denver, CO 80202

Colorado, Montana
North Dakota, South Dakota
Utah, Wyoming

Frequently Asked Questions About Lead and Arsenic in your Neighborhood

Vasquez Boulevard and Interstate 70 Superfund Site (VB/I-70)

July 2004

For more information, please contact:

Ms. Pat Courtney, U.S. EPA
Community Involvement
303-312-6637

Ms. Jennifer Chergo, U.S. EPA
Community Involvement
303-312-6601

Derek Boer, CO Dept. of Public Health
and Environment
Community Involvement
303-692-3329

Spanish Speaking Hotline
303-312-6384
Se habla español

Web site
[http://www.epa.gov/region08/superfund/
sites-co/vbi70.htm](http://www.epa.gov/region08/superfund/sites-co/vbi70.htm)

Or visit our information centers at:

Cross Community Coalition
2332 East 46th Street, Denver

Valdez-Ferry Library
4690 Vine Street, Denver

Ford Warren Library
2635 High Street, Denver

EPA Records Center
999 18th Street, 3rd floor
Denver, CO

Or visit our website at [http://www.epa.gov/
superfund/sites-co/vbi70.htm](http://www.epa.gov/superfund/sites-co/vbi70.htm)

INTRODUCTION

The Vasquez Boulevard & Interstate 70 Superfund Site (VB/I-70) includes all or portions of several northeast Denver neighborhoods: Elyria, Swansea, Cole, Clayton, southwest Globeville, and a small section of Curtis Park.

EPA is removing residential soils in *some yards* within the VB/I-70 Superfund site because these area yards have too much lead and/or arsenic in the soil. EPA is replacing these yards with new soil, re-landscaping, and funding a multi-agency, community-inspired health program for area residents.

Lead and arsenic are heavy metals left over from years of industrial and residential activities. Elevated levels of lead and arsenic can cause health problems in some residents.

The purpose of this fact sheet is to answer questions and address concerns you may have about the cleanup.

QUESTIONS AND ANSWERS

Why are some yards in my neighborhood being cleaned up but others are not?

Not all yards need to be cleaned up. Only about 850 of the 4,000 yards in the area have levels of lead and/or arsenic high enough to require a cleanup.

We discovered that it is very common for one yard to have high levels of lead and/or arsenic and the yard next door to have very low levels. (*Please see map on last page which shows the random nature of the contamination*). We believe this is at least partly because of the source of the contamination and the history of the property. Information indicates that one of the sources of arsenic in yards may be from lawn care products that were readily available for use in the 1950s and 1960s.